

20 MARKET STREET

BODMIN



THE PROPERTY SHOP



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Bodmin
£250,000
GUIDE PRICE

20 Market Street, Bodmin, PL31 2JW



FOR SALE

PROPERTY TYPE

 End Terrace


BEDROOMS

 4

BATHROOMS

 2

LOCATION

 Bodmin

EPC RATING

 G

- FIVE BEDROOMS
- KITCHEN
- LIVING ROOM
- DINING ROOM
- SHOP SPACE

- STUDY / OFFICE SPACE
- OUTBUILDING WITH A W/C
- COURTYARD
- FANTASTIC POTENTIAL TO OFFER







WELSH SONGS





20 Market Street

20 Market Street is a substantial five-bedroom end-of-terrace property dating back to the 1830s, offering a wealth of character alongside an exceptional amount of potential. Combining generous residential accommodation with an attached shop and a fantastic outbuilding, the property presents a rare opportunity for those seeking a versatile home with scope for further development or multi-purpose use (subject to any necessary consents).

Upon entering, the ground floor immediately showcases the property's flexibility. There is a well-proportioned bedroom, ideal for guests, independent living, or use as a home office, along with a comfortable living space. Internal access leads through to the adjoining shop premises, a valuable addition this includes a cold storage room and access out to the rear outbuilding, complete with a W/C. This section offers excellent potential for reconfiguration, whether retained for commercial use or transformed into a self-contained annex, studio, or workshop.

Further ground floor accommodation includes a spacious dining room, providing ample room for family life and entertaining, along with a separate kitchen for added practicality.

Upstairs, the property offers four further bedrooms. The principal bedroom benefits from an adjoining room, ideal as a dressing room, study, or snug, creating a more private and adaptable suite. A shower room serves the main accommodation, while one of the additional bedrooms benefits from its own W/C.

Positioned close to the heart of Bodmin, it enjoys convenient access to a range of local amenities, making it an attractive prospect for a variety of buyers.

Overall, 20 Market Street is a unique and characterful property with significant space and opportunity, ideal for those looking to create a bespoke home or invest in a property with multiple potential uses.







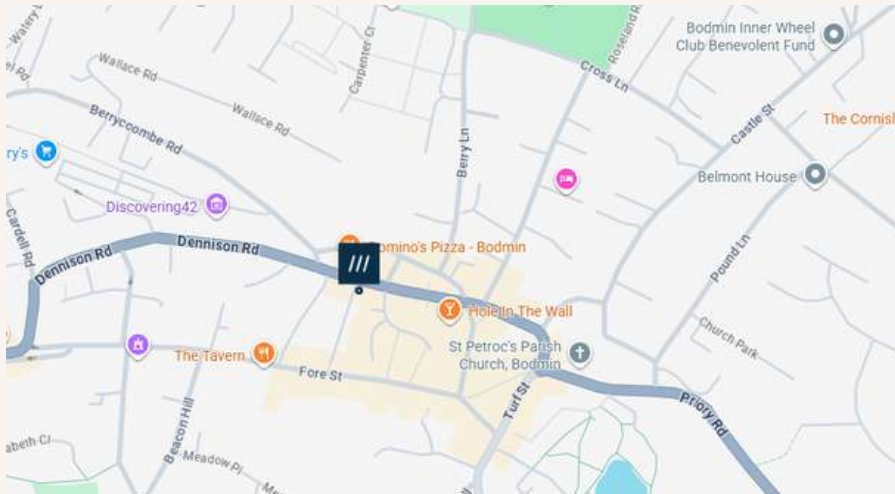


MARKET STREET



FANTASTIC POTENTIAL

Externally, the property features a courtyard area, offering a low-maintenance outdoor space. The garage provides extensive storage or further potential for conversion, subject to planning, enhancing the overall versatility of the property. This also benefits from a convenient w/c.



Schools: Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.

Transport Links:

- A short drive to the A30
- Bodmin parkway station
- Local Bus Stops

Services:

Electric – Mains

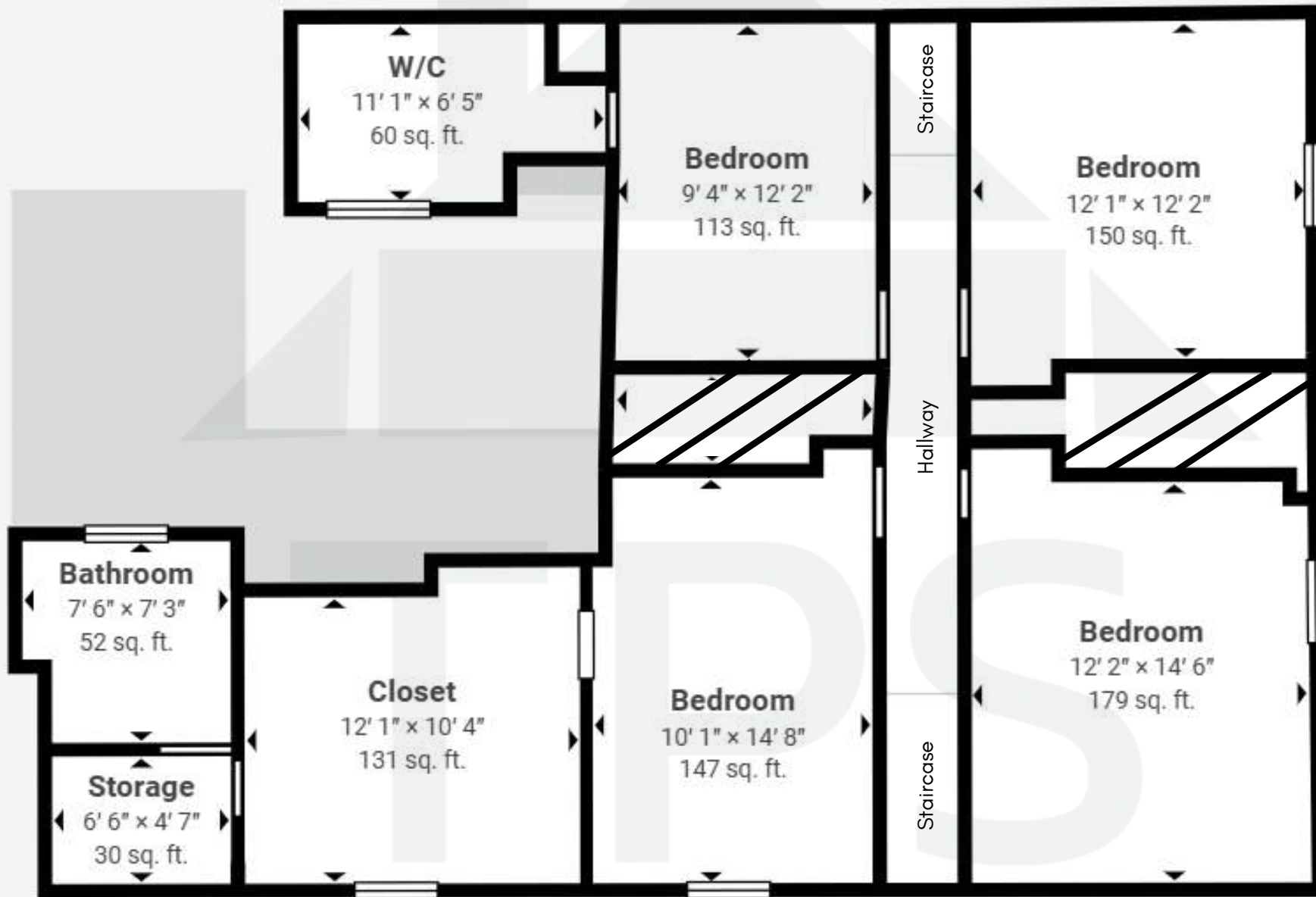
Water - Mains

Drainage – Mains

Directions: Sat Nav: PL31 2JW

What3Words: /////deeply.down.soilsg

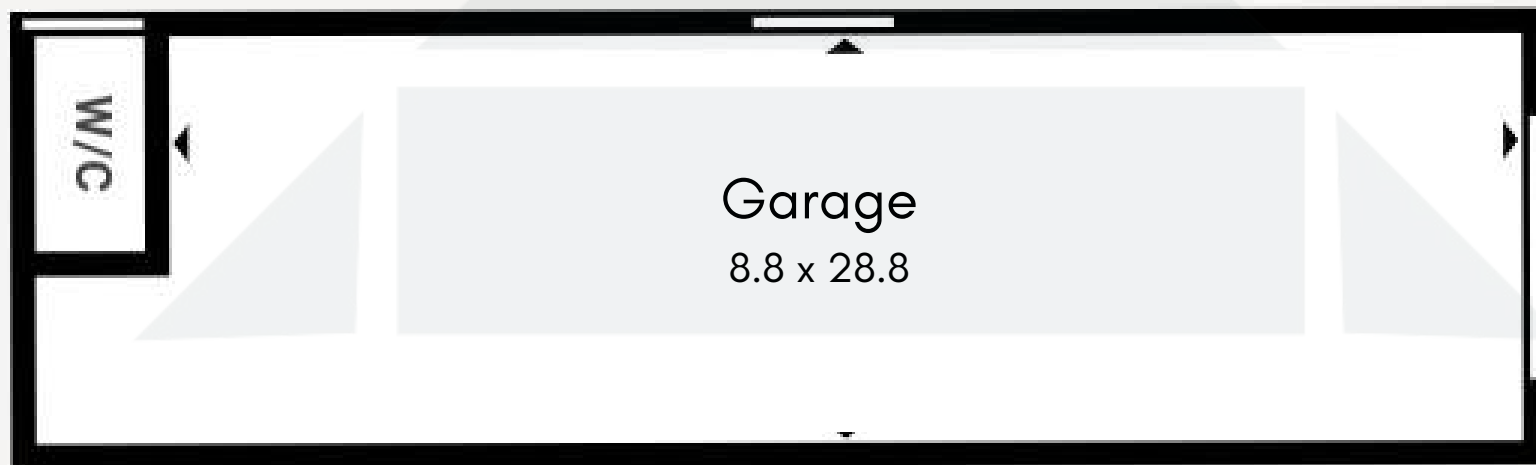
VIEW PROPERTY ONLINE



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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